

Built Suburban Home To Be Czar of His Heating Plant



HOUSE THAT ONE WOULD LIKE TO ENTER.

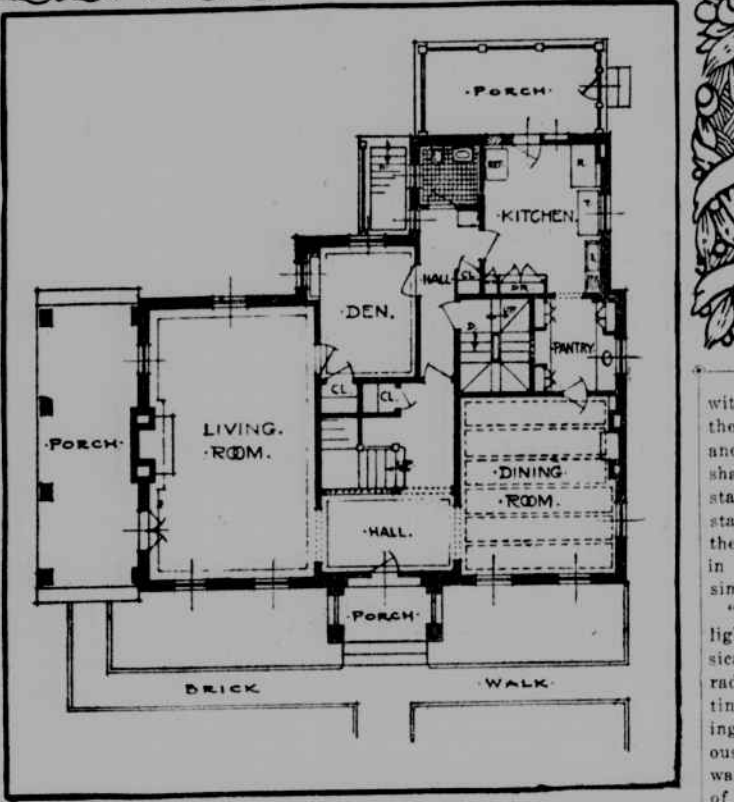
Neighbors Probably Never Knew Until Now Why Pretty Colonial House Was Erected in Charming Mt. Vernon Section

"I built the house illustrated primarily to make a place where my family could keep warm. Two years of apartment life, subject to the alternate freezing and thawing, as might please his majesty the janitor, showed conclusively that if I would keep my wife from pneumonia or other similar ills I must keep her warm all day and not in spots. So I built a house around a heating plant, so to speak.

"I chose Mount Vernon, because it is sufficiently far from the water to avoid the numerous fogs which are harmful to my family; because it is clean and healthful—at least in certain parts of the city; because the transit facilities between there and New York are the best available to any suburb, and because of social connections there. As a result of some experience I chose a well located and highly restricted lot.

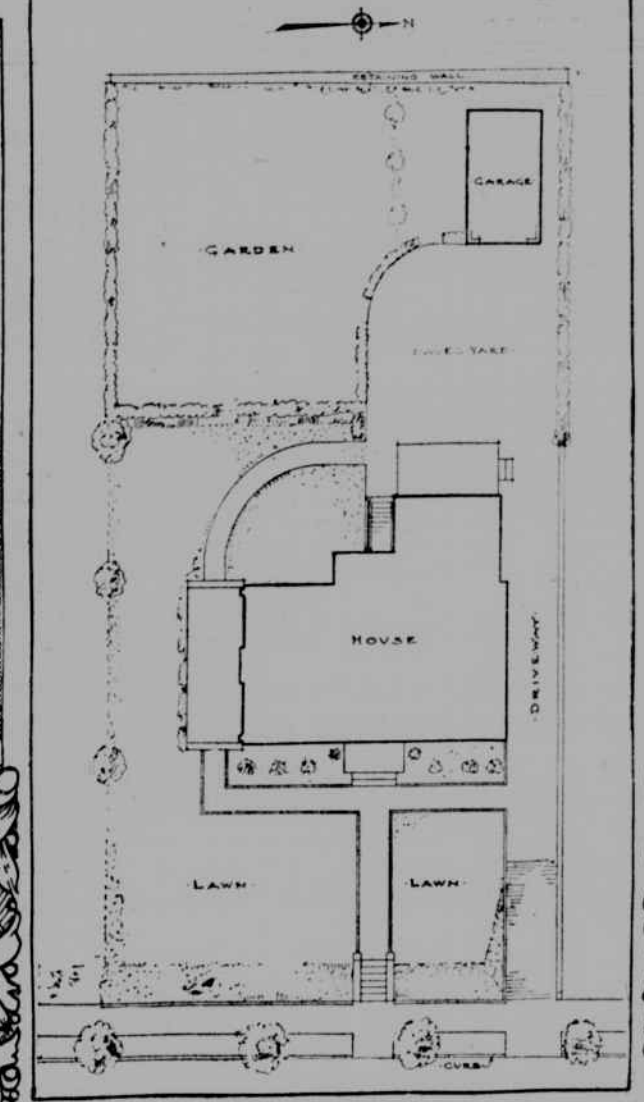
"I have always admired the Colonial type of house, and I found that in the location selected a brick Colonial dwelling would be as appropriate as any, and so I designed it, following a simplified type of forms and details adapted to this case.

"The brick came from New Hamp-



FIRST FLOOR PLAN

shire and is of the 'Harvard' type, so called because used in the façades of Harvard University buildings. The varying shades of red, brown and black are pleasing, as a combination, in connection with white joints, light Kentucky limestone trimmings and white wooden cornices and window frames



PLOT PLAN

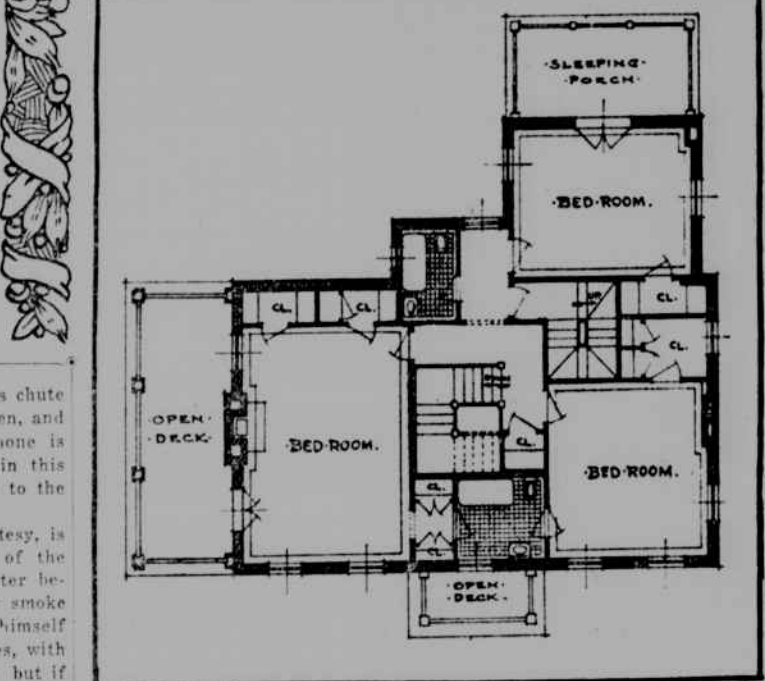
with natural finish throughout most of the rooms, although the living room and the stair hall are painted in two shades of ivory tints, with mahogany stain on the treads and rail of the stairs. The floors are of oak, those in the dining room and living room being in herringbone pattern parquet, with simple borders.

"The living room is paneled with light moulding, has a cornice of classical contour and plain ceiling. The radiators under the windows are tinted the same as the walls, and being of a thin pattern, are not conspicuous. We have to have them, but don't want to see them. The same treatment of radiators has been followed elsewhere in the house. They have been hung on brackets on the wall, so that legs are not there to prevent sweeping under them.

"The main stairs and hall have simple treatment, are well lighted and of easy tread. Below, in the hall, is a large closet for coats and hats and a pigeon-hole closet for rubber. The rear hall leads to the kitchen, a tiled lavatory, a closet for the vacuum



SIDE VIEW OF DESIGN SHOWING MODERN FEATURE.



SECOND FLOOR PLAN

sweeper and brooms, the clothes chute to the laundry below, to the den, and the service stairs. The telephone is located in a box in the wall in this hall and there is an extension to the hall above.

"The 'den,' so called by courtesy, is supposed to be for the man of the house to retreat to when chatter becomes too lively, to read, study, smoke and sign checks. He may find himself moved into the closer sometimes, with a sewing machine in possession but if diplomatic he will not notice little things like that.

"The kitchen has a solid dirt-proof sink of ample size, a movable table with drawers and closets for tinware, and the gas range has 'fireless cooker' attachments, which have operated well at times. Over the refrigerator, there is a 'cold closet,' which has direct opening to the outer air, and this serves as refrigerator in the winter. It has proved useful. There is the usual 'dresser,' where all sorts of things can be hidden away. The pantry has cupboards for food and dishes and its own silver wash sink, and

While At It This Home Builder Provided Many Other Comforts That Make Him Glad He Left New York Apartment

last season during the usual heating period was less than ten tons. There is a coal heater for the hot water used in the plumbing fixtures, using a small shovel of coal twice daily. It is useful in warm weather, having just enough heat in the cellar to prevent dampness accumulating as it would under other conditions. There are sufficient electric light fixtures so that there are no dark spots in the house. A connection runs to the garage.

"The cost of house, grading, planting, garden, paving of driveways and walks, retaining wall in the rear, all expenses except the lot, was about \$22,000. It could not be reproduced for that at present prices.

"Almost any one given unlimited funds can produce a fine house. It was my problem to make it only large enough to fit the family, of good quality, comfortable and attractive enough to harmonize with adjoining buildings without incurring excessive cost. That is always a hard problem. It suits us very well and I had a lot of fun building it when not otherwise busy on account of the war. G. H. WELLS."

West Coast Making Eyes At New York's Industries

Donald W. Brown Sounds Warning That California is Offering Big Attractions to Manufacturers; Closed Big Deal in Los Angeles

That New York stands in danger of losing many large industrial plants because of Western competition is the interesting observation of Donald W. Brown, of the Cross & Brown Company, who has just returned from the Pacific Coast after closing one of the largest industrial deals ever put through in that part of the country.

This transaction had to do with the purchase of Arcot Park, Los Angeles, and adjoining land aggregating 600 acres for the newly formed Goodyear Tire and Rubber Company and the Pacific Cotton Mills Company, both of California, capitalised respectively at \$20,000,000 and \$5,000,000. Plants costing \$4,500,000 will be erected and 800 homes for employees of whom there will be 2,500. Rubber tires and cotton fabric will be manufactured.

Three officers of the Cross & Brown Company spent two months in California carrying out a commission to buy the site purchased and it was their observations that caused Mr. Brown to express his fears for New York's industrial future.

"There is a lesson to be learned from this transaction," he said, "which is that, with the progress being made in the development of the other seaboard cities in the United States and Canada, it behooves New York to awaken to the seriousness of the situation and to make every effort to defend the present supremacy of the port.

Competition for New York

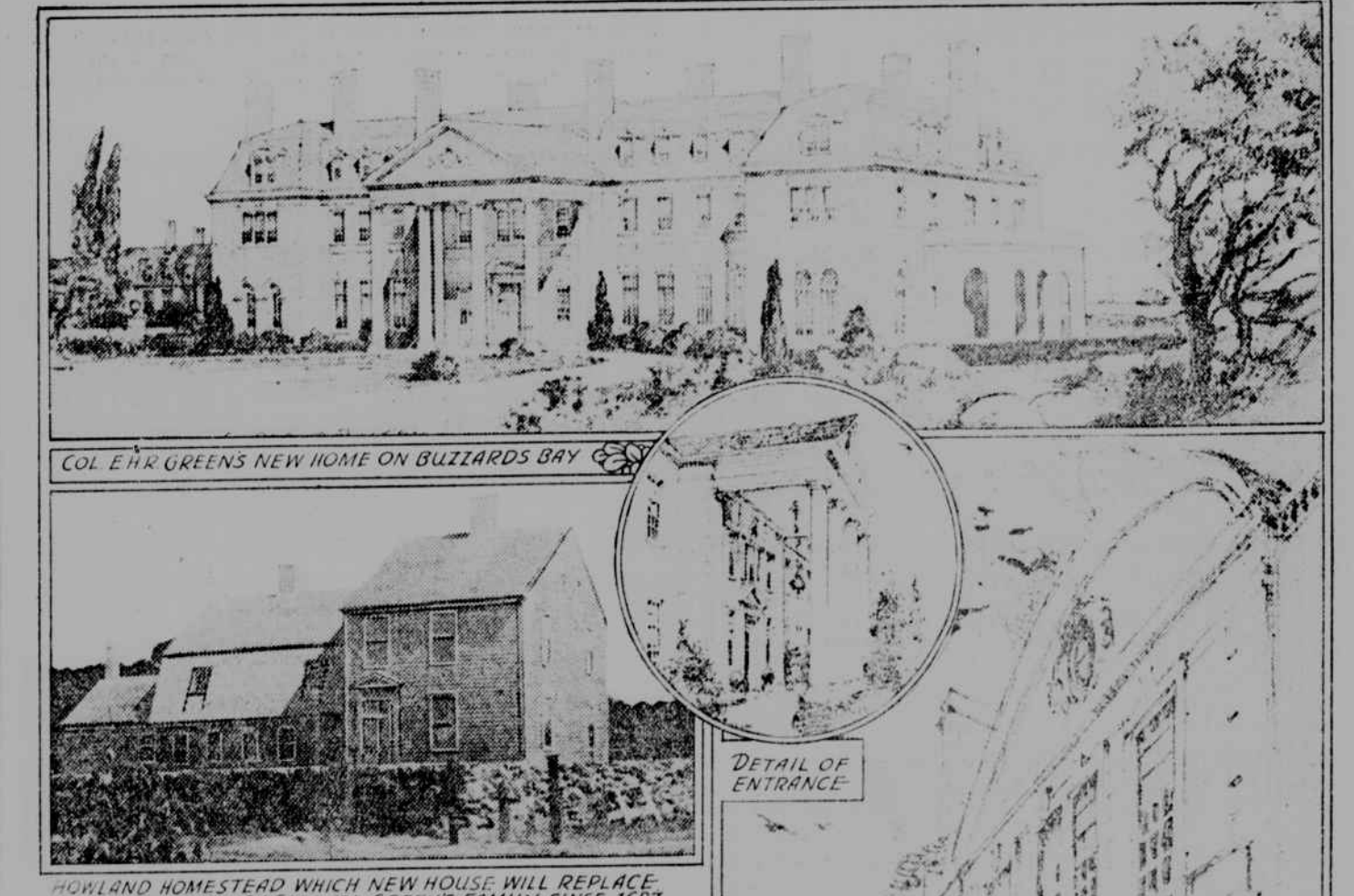
"New York and the metropolitan district, if to continue in the lead, must compete with the other seaboard cities in encouraging satisfactory labor, housing and shipping conditions. Labor, both skilled and unskilled, is trending now toward the central west and the Pacific Coast. Something must be done to hold this labor on the Atlantic seaboard at points convenient to the big industrial centres. This can be accomplished, permanently, only by providing clean, attractive plants and homes, and good transit facilities at a low rate of fare.

"Dockage here, at the present time, is difficult, scarce and high-priced. The Jamaica Bay district, the New Jersey flatlands, the Staten Island deep-water shore frontage and every inch of other available industrial area within the metropolitan district must be developed and brought up to the highest possible state of economical efficiency, or New York and New Jersey will lose many an opportunity to add to their long list of industrial plants. The fact must be recognized, and quickly, too, that the West is in competition with the East, and is doing everything in its power to attract all the new industries to that section of the country.

"To that end the hydro-electric power has been developed to such a degree of efficiency that power is supplied now at less than three-quarters of a cent per kilowatt. Power in New York costs two or three times as much, at the lowest rates obtainable, and, next to labor, this is one of the most important items in the cost of manufacturing.

"Thus, while the West is doing all in its power to develop its resources

Col. E. H. R. Green Starts Construction of Home On Buzzard's Bay to Give Employment to Labor



COL. E. H. R. GREEN'S NEW HOME ON BUZZARD'S BAY

Colonel E. H. R. Green, son of Hetty Green, is to erect a palatial home at Buzzard's Bay, Mass., facing on Buzzard's Bay. Built of granite and marble, the structure, which will have a frontage of 230 feet, will replace a group of old farm buildings, known as the Howland place and owned by Colonel Green's family for 232 years.

Colonel Green is building now in order to give employment to some of the great number of laborers, particularly in the building trades, who are awaiting something to do. It would perhaps have been more economical for him to defer building until such time as building prices and the labor market are more advantageous, but Colonel Green concluded that, since he had in mind the construction of a home, he should not defer his plans in the hope of getting better prices later. Alfred C. Bosson, of this city, who has designed the new house, said yesterday that to help the labor situation was the chief motive for Colonel Green proceeding at this time with so costly an operation as that planned for his Buzzard's Bay property. His instructions are to start construction work as soon as possible, and men are now engaged in clearing the site of the old Howland homestead, and as soon as that has been done operations will be started on the dwelling and the landscaping of the extensive grounds.

The new Green dwelling will be one of the finest on Buzzard's Bay. It will be three stories high and 275 feet long if terraces are included. Without the terraces the building will be 250 feet. The generous proportions of the exterior of the house will be duplicated in the interior layout. For instance, the main living room will be 35 feet wide and 69 feet long. No bedroom in the house will be less than 20 feet wide and 29 feet long. Besides the dwelling there will be a number of buildings on the estate. Part of the property will be continued as a farm, with modern term buildings, all prepared in detail by Mr. Bosson.

There are 250 acres in the site that Colonel Green will develop. An ancestor of the present owner bought the property in 1687, according to deeds which are recorded in England. He built on the property and posterity continued to occupy it down to the present day. The tract is on a point that juts out in the bay from Barnstable shore. On three sides the property is washed by the bay, which is one of the prettiest arms of the sea to be found along the coast. It is thirty miles long and from five to ten miles wide. The Green place looks down the bay.

It is estimated that a good part of the cost of the project will go to labor. The stone that is to be used in the facade is being cut in Providence and then hauled to Buzzard's Bay.

City Needs 18,765 Homes, But Only 4,675 Are Likely

Reconstruction Commission Reports That 278 Buildings Have Been Planned Since January; If All Are Completed Shortage Will Be Cut to 14,552

The Reconstruction Commission of the State of New York announced yesterday that plans for 278 residential structures, containing 4,675 apartments, have been made since the first of the year. The commission estimates the shortage is 18,765 apartments, so that if all the structures proposed are erected there will be still need for 14,552 apartments to meet the bare needs of the city's population.

In Manhattan plans for twenty-one apartment houses have been filed. Five of these are five-story walk-up apartments, four are six-story elevators, two are eight-story elevators, three are nine-story elevators, two are eleven-story elevators, and one is a thirteen-story elevator apartment.

The total number of apartments in these twenty-one buildings is 681. They average nearly thirty-three apartments to a building and five rooms to an apartment.

In the Bronx plans have been filed for thirty-six apartment houses, all of them walk-ups. Forty-nine have five stories and seven have six.

The total number of apartments in these thirty-six buildings is 1,854. They average a little more than thirty-three apartments to a house, just short of four rooms to an apartment.

In Brooklyn plans have been filed for 163 buildings, all of them walk-ups. One hundred and two of these are only three stories high, fifty-five are four stories, four have five stories, and only two have six stories.

The average number of apartments a house is ten. This low average is probably due to the fact that 102 three-story buildings are probably all two-family houses. The average number of rooms a flat is a little more than four.

Plans have been filed for thirty-eight apartment houses in Queens and all are walk-ups. Five of them are two stories, three are three stories, nineteen have four stories, and eleven have five stories.

The average number of apartments a house is little more than eleven, the average number of rooms an apartment is a little more than three.

Leases Show Stores in Demand

J. Edgar Leary & Co. have leased a lot, at 13-15 Lippendorf Street, to Hyman Steiner, the corner store at 324 Third Avenue to August Pollinelli; the store and basement at 150 Third Avenue to the Columbia Hardware Company; a floor store at 5 West Thirty-ninth Street to the Quaker Flower Company, and a store at 241 Third Avenue to John F. Birch.

The Cross & Brown Company has leased space in the Victoria Building to George R. Gibson Company, and the second floor in the building at the northwest corner of Amsterdam Avenue and Seventy-fifth Street to McGraw Tire & Rubber Company for a term of years for the Livingston Radiator Corporation.

Boys Plot at Scarsdale

The Scarsdale Estates, Robert E. Farley president, has sold a plot on Walworth Avenue, in the Greenacres section of Scarsdale, to Ralph E. Dingo of this city.

Westchester Has Shared Largely in Suburban Buying

Lake Section, as Mt. Kisco, Chappaqua, Bedford and Katonah District Is Cited, Has Been Active

One of the notable features of the realty market this spring has been the demand for large estates, homes and building sites in the suburbs. If the local trading had not been so sensational there is little doubt that the buying in the country would have been a capital feature, because not in the memory of the oldest operator in the suburban area has there been a period so crowded with business. The demand has not been particular, but of a general character.

Westchester has shared largely in this rapidly expanding activity. Signs are that the county bordering on the north will continue to figure prominently, if not more than ever. Reports received from every corner of the county tell the same story. There has been a large amount of buying in the territory served by the Harlem Division of the New York Central Railroad. Most of this buying was identified with the lake section, as the county extending from say Chappaqua to Katonah is known.

Joseph E. Merriam, of Mount Kisco, has been particularly active in the lake section, and for that matter through the entire northerly tier of Westchester. The extensive buying has led to the report that it was controlled by men who wanted this property for large estates because of its natural beauty and exclusiveness.

Mr. Merriam said this was not entirely correct. Wealthy men have shown a preference for this section, buying the hill tops and the low lands a mile and two from the stations, but he said that men who have no claim to wealth have been active there also.

"Old farms are coming into the market for the first time so great is the demand for acreage, and prices have been such as to induce the most obstinate to surrender their acres, their old farms, fine old trees and winding brooks and the like for modern development with one or many fine homes.

"The Lake Country" has miles of drives around, across and about the lakes, through the valleys and over the hills affording unequalled automobilizing travel. It is a common boast of some of the old residents that they never have had need for a doctor. The high altitude and distance from salt water afford the needed change of air, which people seek, which, no doubt, accounts for this."